



TOWER CENTRE

131 – 9TH AVENUE SW | CALGARY, AB



PROPERTY INFORMATION

BOMA Certified Gold

OPERATING COSTS

\$14.57 per square foot (2025)

PARKING RATIO

One stall per 1,500 square feet leased

TELECOM PROVIDERS

Telus, Bell, Group Telecom, Allstream

PARKING RATE

\$385.00 per month (unreserved)

6' 4" clearance

SURROUNDING AMENITIES

- | | |
|---------------------|---------------------------|
| ① Stephen Avenue | ⑦ Ruth Chris Steakhouse |
| ② Milestones | ⑧ Sky 360 Restaurant |
| ③ Marriott Downtown | ⑨ Fairmont Palliser Hotel |
| ④ Glenbow Museum | ⑩ Charcut Steakhouse |
| ⑤ Waves Coffee | ⑪ Le Germain Hotel |
| ⑥ Palliser Parkade | ⑫ Meat & Bread |



BUILDING AMENITIES

All amenities are exclusively for tenant use and carry no additional cost.



TENANT LOUNGE

Our new club exclusive lounge features a ping pong, pool and foosball table, dartboard and massage chairs to relax on. Private events may be booked from 4 p.m. - midnight.



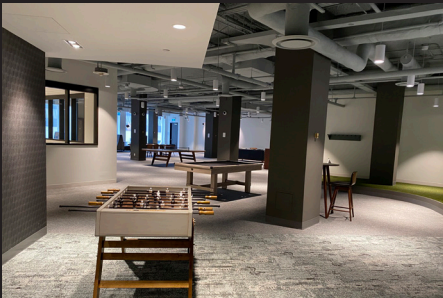
GOLF SIMULATOR

Play a round with your associates or practice on the driving range. Suitable for up to four people, this is a great area to relax or have a meeting.



PATIO

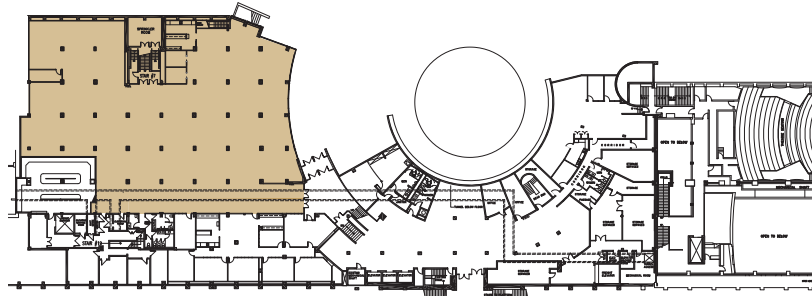
Access through the Tenant Lounge. Outdoor seating overlooking 9th Ave SW.



AVAILABLE SUITES

#0021 | 24,156 sf
Available Immediately

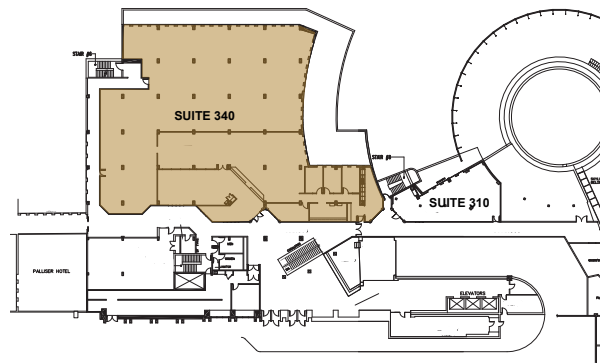
LOWER LEVEL



AVAILABLE SUITES

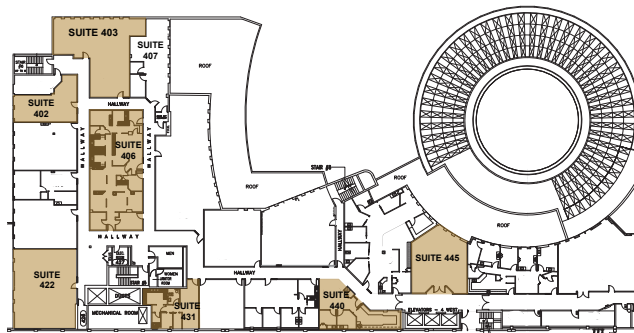
THIRD FLOOR

#340 | 10,462 sf
Available Immediately



4TH FLOOR

#402 | 532 sf **#403** | 1,329 sf **#406** | 1,701 sf **#422** | 1,336 sf
#431 | 698 sf **#440** | 700 sf **#445** | 925 sf





ASPEN CLUB

This premier offering of the Aspen Club is exclusively for the tenants of any Aspen Properties owned building in Calgary or Edmonton. Tenants in 333 gain access to multiple fitness facilities, tenant lounges, libraries, and more.

Over 100,000 square feet of amenities spread across eight centrally located buildings will elevate the experience and value of your daily life.

For more information and to join the Aspen Club, visit:

[aspenproperties.ca/club](https://www.aspenproperties.ca/club)

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